

## Overview

### *The Richmond City Quality Growth Demonstration*

Area study was conducted to define “quality growth” for a rural community in Northern Utah. This study sought to accomplish two things: analyze the Quality growth Demonstration Area in terms of infill housing potential and develop model land use ordinances to facilitate quality growth for rural areas.

## 1999 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$15,000 (\$0 in-kind)
Match:	\$15,000
Project Cost:	\$30,000

# Richmond-Quality Growth Demonstration Area

## Local Responsibility

The community of Richmond City is committed to protecting the areas rural character and agricultural lands. This report summarizes the study conducted for the Quality Growth Demonstration Area and provides recommendations/strategies for accomplishing Richmond City’s goals.

## State Leadership

The Quality Growth Commission awarded Richmond City with a grant in the amount of \$15,000.

## Economic Development

The existing Land Use map was developed by updating the existing map contained in the General Plan with current information gathered in a field survey and from Cache County plat maps. This map illustrates current development patterns, undeveloped open spaces and the quantity of land uses within the QGDA. It also provides a useful tool for determining where potential development areas lie.

## Infrastructure Development

Richmond City adopted recommendations outlined in the Culinary Water Impact Fee Analysis in June of 1997 and amended them in 2001. This analysis also determined the financial costs to the city of supplying water to future customers and how these costs can be recovered.

## Housing Opportunity

Opportunities and constraints for housing development within the QGDA were determined by using the information presented in figure 8 of the plan that lists existing land uses, capital facilities and proposed land uses. The five criteria contained in the plan were chosen to illustrate how Richmond City can develop within its existing infrastructure and avoid sprawling subdivisions in the agricultural lands perimeter.

## Conservation Ethic

Approximately 96% of the land is private agricultural land that functions as visual and cultural open space, providing the City with its open views and contributing substantially to its rural character. However, the only open space that is open to the public is 8.4 acres of parkland. The City will complete a Parks, Open Space and Trails Plan that will determine the amount and location of parks, open space and trails.

*"It is highly doubtful that a General Plan of this quality could have been developed within this decade without the grant...Both the Planning & Zoning Commission and the Richmond City Council constantly refer to both documents whenever developers/builders approach the city."*

*Marlowe Adkins-City Manager*

## Implementation

The plan is currently being used. The General Plan was adopted in 1999 and has been extensively referred to since. The zoning ordinance portion was adopted in November of 2001 and is currently the sole guidance for zoning regulations.

## Promoting Intelligent Growth

Both documents are constantly referred to by both the Planning & Zoning Commission and the Richmond City Council whenever developers/builders approach the city. This has enabled growth, currently about 2.5% per year, to move ahead in an orderly manner, maintaining as much as possible the semi-rural ambiance while simultaneously encouraging responsible and practical growth. Those desiring to bring development to the City, whether residential or business, have a consistent guideline rather than trying to meet the whims of individuals or special interest groups.

## Accomplishments

A planned unit development, designed to be "in progress" for a ten to fifteen year period; a planned industrial-commercial area to enable industrial and commercial development compatible with the community; a sub-division currently under discussion was able to plan roads in keeping with the General Plan; many individual instances of consistency in requirements insofar as the building and usage of property within the City limits

## Benefits

It is highly doubtful that a General Plan of this quality could have been developed within this decade without the grant. All of the items stated above directly impact, in a positive manner, the quality of life within Richmond. The zoning aspect forced a needed review of land usage, both current and within the decade to come. The successful completion of this review has resulted in a document designed to support growth within the concepts espoused by the General Plan and, again, providing a consistency that may have been otherwise lacking. We recognize that these documents cannot remain static, and plan to review for appropriateness both at five to seven year intervals.